

ZONING CHANGE REVIEW SHEET**CASE:** C14-2007-0083 Lamar Manchaca Mixed Use**PC Date:** November 13, 2007
November 27, 2007**ADDRESS:** 2711-2715 S. South Lamar Blvd, 2803-2901 Manchaca Rd & 2806-3000 Del Curto**AREA:** 12.43 acres**OWNER/APPLICANT:** CRV Lamar Manchaca, JBS Holdings, James Case, Albert Moeller, Sherri Jo Shelby, and 2901 Manchaca Ltd.**AGENT:** Drenner, & Golden Stuart Wolff, LLP (Michele Rogerson)**ZONING REQUEST**

<u>TRACT</u>	<u>ZONING FROM:</u>	<u>ZONING TO:</u>	<u>AREA</u>
Tract 1	CS-CO	GR-CO	6.4 acres
Tract 2	CS-CO	SF-6-CO	2.4 acres
Tract 3	SF-3-CO	SF-6-CO	1.5 acres
Tract 4	SF-3	SF-3	2.1 acres
TOTAL			12.4 acres

STAFF RECOMMENDATION:

For all tracts the conditions of the attached traffic impact analysis are recommended.
These recommendations shall be recorded via a public restrictive covenant as appropriate.

Tract 1 – Base Zoning: GR-CO**Conditions via a conditional overlay**

1. Prohibit the following uses: automotive rentals, automotive repair services, automotive sales, automotive washing (of any type), business or trade school, business support services, commercial off-street parking, exterminating services, funeral services, indoor entertainment, medical offices – exceeding 5,000 sq.ft. gross floor area
2. Vehicular access to Del Curto is prohibited except for construction of project. (see notes on Tract 3)
3. Trail/Pedestrian and Bicycle access that facilitates connection to Del Curto, Manchaca, Lightsey and Lamar is required

Conditions via a public restrictive covenant

1. Green Builder 2-Star (already required as part of case C14-2007-0011, recorded as document 2007109966)

Tract 2 – Base Zoning: SF-6-CO**Conditions via a conditional overlay**

1. Vehicular access to Del Curto is prohibited except for construction of project. (See notes on Tract 3)
2. Trail/Pedestrian and Bicycle access that facilitates connection to Del Curto, Manchaca, Lightsey and Lamar is required

Tract 3 – Base Zoning: SF-6-CO

Conditions via a conditional overlay

1. Vehicular access to Del Curto is prohibited except for construction of project & maintenance of pond.
2. Trail/Pedestrian and Bicycle access that facilitates connection to Del Curto, Manchaca, Lightsey and Lamar is required

Conditions via a public restrictive covenant

1. The following language regarding access from Del Curto offered by the applicant is recommended by staff: "Declarant hereby reserves for (i) its benefit the right to use the Property for the construction and maintenance of a detention pond, various trails and retaining walls on or adjacent to the Property and (ii) the right to use the Property for temporary construction in order to construct improvements on the adjacent property; provided, however, Declarant shall use commercially reasonable efforts to ensure that this temporary construction access right (in ii above) is used as secondary access (the primary access will come from Lamar and Manchaca); and further provided, such temporary construction access right (in ii above) shall expire on February 1, 2009."
2. Native landscaping around detention/water quality pond aesthetically consistent with passive parkland use
3. Easement dedicated on private land for passive parkland, no development within the easement area other than detention/water quality pond, retaining walls and required utilities.

Tract 4– Base Zoning: SF-3

1. Dedicated as public parkland per agreement with Parks and Recreational Department
2. Trail/Pedestrian and Bicycle access that facilitates connection to Del Curto, Manchaca, Lightsey and Lamar is required

PLANNING COMMISSION RECOMMENDATION:

November 13, 2007: Postponed to November 27 at the request of staff.

November 27, 2007: Recommended approval of staff's recommendation with the additions of

- 1) Recommending bicycle / pedestrian linkage between Del Curto and Lamar and
- 2) Requesting staff to work with the applicant to further clarify the language on construction access from Del Curto, and
- 3) Approving a reduction of the setback required by compatibility standards between tract 3 and tract 4, reducing the setback to 5 feet. (8-0)

DEPARTMENT COMMENTS:

This property is developed with retail and commercial uses, an office, warehouse, a daycare center, a church and private elementary school in a former single family home. The zoning is currently CS-MU-CO and SF-3, and request is rezone to GR-MU-CO, SF-6-CO and SF-3 to allow for the development of a mixed use center fronting Lamar and townhomes on lot 2. Tract

3 will largely be used for a stormwater pond and tract 4 will be dedicated as City of Austin parkland.

This case is a follow up to case C14-2007-0011. In June of this year, City Council rezoned the front portion of this property (tract 1), allowing this property to take advantage of the vertical mixed use (VMU). At that time the applicant stated their intent to rezone this tract and the tracts behind it, intending to seek a down-zoning for tracts 1 and 2, and up-zoning tract 3.

Additionally, the applicant agreed to help relocate one business being displaced by their project. Habibi's Hutch is being relocated to a site off of Manchaca Blvd on Bert Ave, (Case C14-2007-0192).

In addition to the zoning change, the applicant requested, and was granted by Planning Commission, a reduction from the setback required by compatibility standards between tract 3 and tract 4, reducing the setback to five feet.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS and SF-3	Commercial uses, day care, church.
<i>North</i>	CS	Self storage
<i>South</i>	LR-MU, MF-2	Mixed commercial and apartments
<i>East</i>	SF-3	Single Family homes
<i>West</i>	GR and CS-1	Goodwill, convenience store

AREA STUDY: The property is within the South Lamar Neighborhood Planning Area which began meeting in the Fall of 2005.

TIA: A traffic impact analysis was required. The recommendations are attached in a separate memo.

WATERSHED: Barton and West Bouldin Creeks

DESIRED DEVELOPMENT ZONE: Partially

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED NEIGHBORHOOD ORGANIZATIONS:

- South Lamar Neighborhood Association
- South Central Coalition
- Austin Neighborhoods Council
- Barton Springs/Edwards Aquifer Conservation District
- Austin Independent School District

SCHOOLS: (AISD)

Zilker Elementary School O. Henry Middle School Austin High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification
S. Lamar Blvd	135'	58'	Major Arterial
Manchaca Rd	75'	42'	Major Arterial
Lightsey Rd	90'	42'	Collector

CITY COUNCIL DATE:

ACTION:

December 6, 2007:

ORDINANCE READINGS:

1st

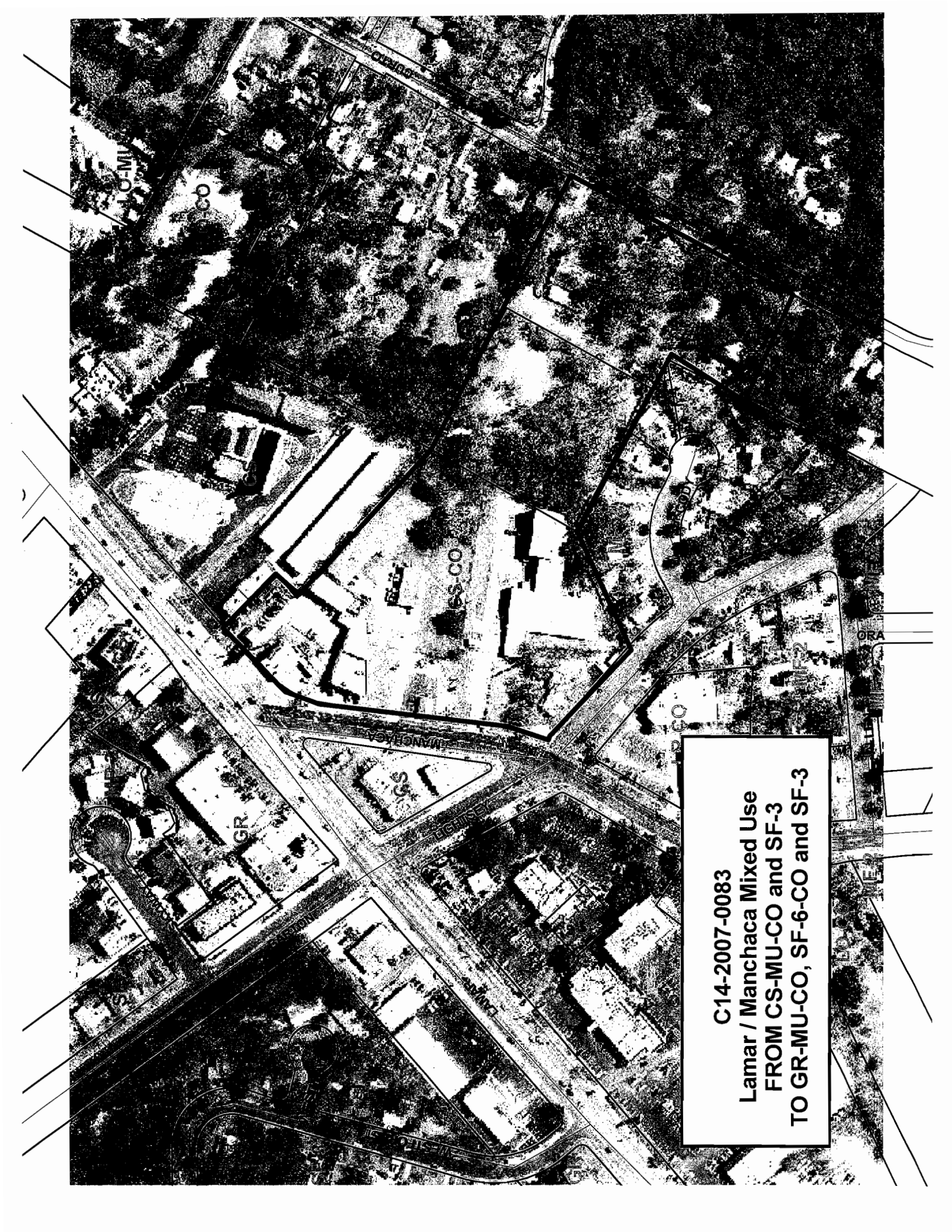
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
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PHONE: 974-2330



C14-2007-0083
Lamar / Manchaca Mixed Use
FROM CS-MU-CO and SF-3
TO GR-MU-CO, SF-6-CO and SF-3

SUMMARY STAFF RECOMMENDATION

Staff recommends approval of the following:

Tract 1	GR-CO
Tract 2	SF-6-CO
Tract 3	SF-6-CO
Tract 4	SF-3

The conditions recommended for each tract are described above.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*
2. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

The rezoning of the CS properties to GR and SF-6 provides for an appropriate stepping back of intensities from the intersection of Lamar and Manchaca, back towards the single family developments further to the interior of the intersection.

Transportation

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Comments are provided in a separate memo.

Environmental

According to current maps, the westernmost edge of this site lies in the Edwards Aquifer Recharge Zone. This site lies on, or very close to, the divide between the Barton Creek (Barton Springs Zone) and the West Bouldin Creek (Urban) watersheds, which fall within the drinking water protection zone and desired development zone, respectively. A geological and / or topographical analysis of the site may be needed to determine the exact boundaries of the aforementioned watersheds and zones.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code regulations.

According to flood plain maps, there *is* flood plain within the project area.

Following are the comments for each watershed classification:

Urban

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm.

Barton Springs Zone

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek watershed and 25% impervious cover in the Contributing zone. A portion of this tract lies in the recharge Zone.

The site is not located within the endangered species survey area.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

Site Plan

This site will be subject to compatibility standards, including setbacks, height restrictions, and limits on noise and lighting.

This site will be subject to Commercial Design Standards (Subchapter E) of the land Development Code for any of the development in the GR zoning. This will effect building placement, sidewalk layout, street trees and building entry placements, among other issues.

Water and wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.



Date: November 20, 2007
To: Robert Heil, Case Manager
CC: Kathleen Hornaday, HDR|WHM Transportation Engineering
Reference: Lamar Manchaca TIA, C14-2007-0083

The Transportation Review Staff has reviewed the Traffic Impact Analysis for Lamar Manchaca rezoning project, dated June 2007, prepared by Kathleen A. Hornaday, P.E., PTOE. The Lamar Manchaca development is a 12.48 acre development located in south Austin, at the northeast corner of South Lamar Boulevard and Manchaca Road.

The property is currently developed with shopping center, general office, warehouse, daycare center, church, and elementary school and zoned commercial services (CS) and single family (SF-3). The applicant has requested a zoning change to general retail (GR), single family (SF-6), and single family (SF-3). The estimated completion of the project is expected in year 2008.

TRIP GENERATION

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 3,572 unadjusted average daily trips (ADT). The table below shows the adjusted trip generation by land use for the proposed development:

ADJUSTED TRIP GENERATION						
Land Use	Size	ADT	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Condominiums/Townhomes	65 DU	423	6	29	27	13
Apartments	360 DU	2,198	34	137	133	71
Specialty Retail Center	18,000 SF	758	0	0	20	26
Single Family	1 DU	15	3	8	1	1
Total		3,394	43	173	181	111

ASSUMPTIONS

- 1) Traffic growth rates for the area were assumed at 2 percent annually.
- 2) In addition to these growth rates, background traffic volumes for 2008 included estimated traffic volumes for the following projects:
Eskew Place Commercial (C14-04-0102); Walgreens (C14-04-0060, RC-2 C14-05-0033); Corners II Shopping Center (C14-05-0142); 2608 Del Curto (C14-06-0189); Spaces 2525 (SP-05-1384C); SOLA City Homes (SP-06-0259C); SOLA City Homes (SP-06-0697C); 3100 Manchaca (SP-03-0236C); Eskew Place (SP-06-0304C); Manchaca Courtyard (SP-05-0811).
- 3) No pass-by reductions were assumed.
- 4) A 5% internal capture reduction was assumed for all the land uses, except for the single family residence, for the AM and PM peak periods.
- 5) No transit reductions were assumed.

EXISTING AND PLANNED ROADWAYS

Lamar Boulevard: The Austin Metropolitan Area Transportation Plan and the CAMPO 2030 Mobility Plan classify Lamar Boulevard as a four-lane divided major arterial between Manchaca Road and US 290 West. Lamar Boulevard is an important roadway for the proposed project. It serves as the primary route for a large portion of project related traffic. According to TxDOT counts, the 2005 daily traffic volume count on Lamar Boulevard, north of US 290 West, was approximately 36,300 vehicles per day (vpd). Based on a review of tube counts conducted by HDR|WHM, approximately 42,000 vpd are estimated on Lamar Boulevard, north of Manchaca Road. No improvements are currently planned for this roadway in the vicinity of the site. The Austin Bicycle Plan recommends Priority 2 Route 28 from Bluebonnet Lane to Manchaca Road and Priority 2 Route 29 from Manchaca Road to Barton Skyway. South Lamar Boulevard is served by four (4) Capital Metro transit service routes; Route 3, Route 29, Route 331, and Route 338 in the vicinity of the site.

Manchaca Road: Currently, Manchaca Road is a four-lane undivided roadway in the vicinity of the site. 24-hour traffic data are not available at this location; however, based on a review of tube counts, 13,100 vpd are estimated on Manchaca Road, north of Lightsey Road/Barton Skyway. No improvements are currently planned for this roadway in the vicinity of the site. The Austin Bicycle Plan recommends Priority 1 Route 27 from Lamar Boulevard to Lightsey

Road. Manchaca Road is served by Route 3 of the Capital Metro transit service in the vicinity of the site.

Del Curto Road: Currently, Del Curto Road is a two-lane undivided roadway in the vicinity of the site. 24-hour traffic data are not available at this location; however, based on a review of tube counts, 2,500 vpd are estimated on Del Curto Road, south of Cinnamon Path. No improvements are currently planned for this roadway in the vicinity of the site. The Austin Bicycle Plan recommends Priority 1 Route 17 from Bluebonnet Lane to Lightsey Road.

Bluebonnet Lane: Currently, Bluebonnet Lane is a two-lane undivided roadway in the vicinity of the site. 24-hour traffic data are not available at this location; however, based on a review of tube counts, 2,500 vpd are estimated on Bluebonnet Lane, east of South Lamar Boulevard. No improvements are currently planned for this roadway in the vicinity of the site. The Austin Bicycle Plan recommends Priority 1 Route 16 from South Lamar Boulevard to Del Curto Road.

Lightsey Road: Currently, Lightsey Road is a four-lane undivided roadway in the vicinity of the site. 24-hour traffic data are not available at this location; however, based on a review tube counts, 400 vpd are estimated on Lightsey Road, between Manchaca Road and Cody Court. No improvements are currently planned for this roadway in the vicinity of the site. The Austin Bicycle Plan has no recommended priority routes along this roadway adjacent to the site.

Barton Skyway: Currently, Barton Skyway is a four-lane undivided roadway in the vicinity of the site. 24-hour traffic data are not available at this location; however, based on a review of peak period traffic counts, 5,600 vpd are estimated on Barton Skyway, west of South Lamar Boulevard. No improvements are currently planned for this roadway in the vicinity of the site. The Austin Bicycle Plan recommends Priority 1 Route 3 from Rae Dell Avenue to Lamar Boulevard.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed nine (9) intersection, three (3) of which are signalized. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built:

LEVEL OF SERVICE						
Intersection	2007 Existing		2008 Forecasted		2008 Site + Forecasted	
	AM	PM	AM	PM	AM	PM
South Lamar Boulevard and Bluebonnet Lane	C	D	C	E	D	D
South Lamar Boulevard and Manchaca Road *	E	B	E	B	D	C
South Lamar Boulevard and Barton Skyway *	B	B	B	B	B	B
Manchaca Road and Lightsey Road/Barton Skyway *	A	A	A	A	A	A
South Lamar Boulevard and Del Curto Road	F	B	F	F	F	F
South Lamar Boulevard and Driveway A	-	-	-	-	A	A
Manchaca Road and Driveway B	-	-	-	-	A	A
Driveway C and Lightsey Road	-	-	-	-	A	A
Del Curto Road and Driveway D	-	-	-	-	A	A

*=Signalized

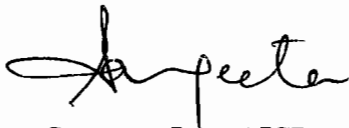
RECOMMENDATIONS AND CONCLUSIONS

- 1) Prior to 3rd reading at City Council, pro rated share of fiscal is required to be posted for the following improvements:

RECOMMENDED IMPROVEMENTS				
Roadway	Improvements	Total Cost	Pro Rata Share %	Pro Rata Share \$
Manchaca Road and Lightsey Road/Barton Skyway	Extension of curb line, restriping of stop bar and crosswalk, signal improvements.	\$ 88, 558	5.7%	\$ 5,048
Manchaca Road and Lightsey Road/Barton Skyway	Re-striping of a northbound left-turn lane.	\$ 3,657	5.7%	\$ 208

- 2) Driveway alignments and minimum widths are recommended as stated in the TIA.
- 3) Department of Public Works has approved this TIA.
- 4) Development of this property should be limited to the uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2219.

A handwritten signature in black ink, appearing to read 'Sangeeta Jain', with a stylized flourish at the end.

Sangeeta Jain, AICP

Senior Planner

Watershed Protection and Development Review Department